

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12324 of Providence Hospital and Catholic University of America, pursuant to Sub-section 8207.2 of the Zoning Regulations, for special exception under Paragraphs 3101.42 and 7205.3. Specifically, the applicants, on behalf of the District of Columbia Association for Retarded Citizens, Inc. (the "Association"), request permission to establish a private school with parking in front of the proposed facility. The property is located in the R-5-A District at 900 Varum Street, N.E., (Square 3894, part of lots 807, 804 and 14).

HEARING DATE: March 16, 1977

DECISION DATE: May 17, 1977

FINDINGS OF FACT:

1. The subject property is located in the R-5-A District.
2. The subject property is comprised of 111,573 square feet of undeveloped land.
3. Surrounding and adjacent to the subject property are the following structures and land uses:
 - a. Adjacent to the site on the west is the Model Secondary School for the Deaf which is part of the Marist Fathers Organization
 - b. Adjacent to the site on the east are the Campus School and Providence Hospital.
 - c. To the rear of the site are vacant land and a parking lot for Providence Hospital.
 - d. On the south side of Varum Street, across from the subject site, are nine dwellings in groups of three.
 - e. To the west of 10th Street are located a number of institutional and university-related uses including the St. Joseph's Seminary.

f. On the south side of Varnum Street, across from and to the west of the subject site are the Duns Scotus House of Study and a Catholic Univeristy graduate student dormitory.

4. The proposed facility will contain 53,000 square feet of gross floor area on two floors.

5. The proposed facility will be of masonry construction and conforms to all applicable height, yard and coverage requirements of the Zoning Regulations. It will not exceed 40 feet in height.

6. The maximum enrollment of the school is approximately 300 students.

7. The maximum number of academic and administrative personnel at the new school is 51 staff persons.

8. The normal hours of operation of the school will be 9:00 a.m. to 3:30 P.M. There will be an after-school recreation program lasting until 8:30 P.M.

9. A Metro bus stop is located at 12th and Varnum Street, N.E., approximately 600 feet east of the site. This is the same bus line (Routes 80 and 81) which the Association's students ride to and from the Association's present school located at 405 Riggs Road, N.E. It is anticipated that approximately 90 per cent of the students will ride the bus to and from school.

10. The 4 parking spaces to be located in front of the proposed facility are for the short-term parking of automobiles driven by handicapped visitors to the school.

11. Existing cedar trees along Varnum Street and a grove of azaleas and other plantings will landscape and occupy the triangular-shaped piece of property between the 4 parking spaces and Varnum Street, in front of the proposed facility.

12. The parking to be provided at the proposed facility is based on 2 parking spaces for each three teachers and other employees except custodial personnel in accordance with Sub-section 7202.1. Thus, the required parking at the proposed school is 34 spaces (2 spaces for each 3 of the Association's 51 academic and administrative personnel). The Association intends to provide 42 parking spaces which is more than the amount of parking required and will adequately meet the need for parking.

13. Access to the proposed school will be provided at the south-east corner of the subject site on Varnum Street where a drive will be located. This drive will traverse the front of the proposed school and connect with an existing drive, the access point of which is located on Varnum Street at the southwest corner of the subject site. This existing drive will be utilized by the Association and Catholic University by operation of a reciprocal easement agreement which will be recorded and will run with the land.

14. There was opposition to the application on the grounds that it would worsen an already aggravated parking and traffic condition. Such condition is caused by the existing institutional-type uses in the area, and the Board finds that traffic to be generated by the proposed school will not significantly affect the present situation.


CONCLUSIONS OF LAW:

Based on the record, the Board finds that the relief sought herein is not likely to become objectionable to adjoining and nearby properties because of noise, traffic, number of students, or otherwise objectionable conditions. The Board also finds that it would not be practicable to locate the 4 parking spaces designated for handicapped drivers at a location other than the front of the proposed school due to the unusual shape, size and dimensions of the subject site. The Board further finds that the proposed special exceptions are in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to affect adversely the use of neighboring property in accordance with said Zoning Regulation Maps. Accordingly, it is ORDERED that the application is hereby GRANTED.

VOTE: 3-0 (William F. McIntosh, Lilla Burt Cummings, Esq. and Leonard L. McCants, Esq.)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY: _____


STEVEN E. SHER
Executive Director

BZA NO. 12324
No. 4

FINAL DATE OF ORDER: 1 AUG 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.